

VICINITY MAP  
SCALE: 1" = 24,000'

**SUMMARY OF AMENDMENTS**

- PHASE 45-A: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO CORRECT ERRORS IN COMPUTATIONS FOR OPEN SPACE AREA.
- PHASE 45-A-I: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO ADJUST THE PERCENT OF LAND DEVOTED TO OPEN SPACE LAND USE AND TO UPDATE SECTION DESIGNATIONS IN CRITERIA.
- PHASE 45-A-II: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO AMEND CRITERION 7 TO INCLUDE PARKING TO SUPPORT AN ADJACENT EMPLOYMENT CENTER - NEW TOWN COMMERCIAL SITE AS A PERMITTED LAND USE, TO REVISE THE PERCENTAGE OF CREDITED OPEN SPACE TO 87.5% AND TO SUBTRACT 0.484 ACRES FROM CREDITED OPEN SPACE ADDING 0.484 ACRES TO NON-CREDITED OPEN SPACE TABULATIONS

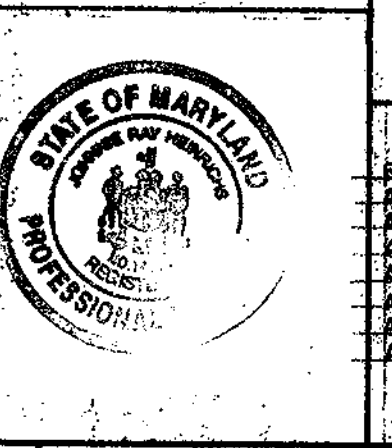
Revised as to sheets 1 to 4 in accordance with the Zoning Regulations of Howard County, adopted October 18, 1993 and for revisions shown.

*George Chagetas* 7/21/03



PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED MAY 16, 1961 AND AS AMENDED MAY 27, 1965

*William Brown* 7/17/03



BOARD OF COUNTY COMM. B.C.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965  
 AMENDED B.C.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
 AMENDED Z.B. CASE 506 RESOLUTION APPROVED NOV. 22, 1972  
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 29, 1976  
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986  
 AMENDED Z.B. CASE 919 RESOLUTION APPROVED MAR. 17, 1992  
 AMENDED Z.B. CASE 959 RESOLUTION APPROVED NOV. 19, 1992

VILLAGE OF WILDE LAKE  
 MIDDLE-SR. HIGH SCHOOL SITE  
 SECTION II AREA I  
 PETITIONER  
 THE BOARD OF EDUCATION  
 HOWARD COUNTY, MD.  
 10910 ROUTE 108  
 ELLICOTT CITY, MD 21043

RECORDED - PLAT NO. 116318  
 ON 11/14/03

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 45-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 3054, FOLIO A1569 RECORDED OCTOBER 7, 1996

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-II  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=400' JULY 23, 2003 SHEET 1 OF 4

HOWARD COUNTY EDUCATION BOARD

HOWARD COUNTY PLANNING BOARD  
 APPROVED AS TO LEGAL SUFFICIENCY

*William Brown* 7.18.03 DATE  
*Executive Secretary* DATE  
*Chairman* 10/29/03 DATE



AMENDED FINAL DEVELOPMENT PLAN CRITERIA - PHASE 45-A-II

The Area included within this Amended Final Development Plan Phase is Applicable to Section 11, Area 1, of the Village of Wilde Lake

1. PUBLIC STREETS AND ROADS - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning & Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning & Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning & Zoning and the Department of Public Works.
4. DRAINAGE FACILITIES - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning & Zoning and the Department of Public Works.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125-C-3-c:  
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

11. MINIMUM LOT SIZES - Section 125-C-3-d (3):  
As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d (3):  
OPEN SPACE LAND USES  
No more than ten percent (10%) of the land within this Amended Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES -  
Section 125-C-3-a(1)  
The term "structure", as used in this Amended Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Amended Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

**OPEN SPACE LAND USE AREAS**

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway, or within twenty-five (25) feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 125-C-3-a(2)  
**SCHOOL SITES OPEN SPACE LAND USE AREAS**  
LOT 1 SHALL BE USED AS A PUBLIC SCHOOL AND AS PARKING TO SUPPORT AN ADJACENT NEW TOWN EMPLOYMENT CENTER TOWN CENTER COMMERCIAL ZONE SITE. IN COMPUTING THE AMOUNT OF LAND DEVOTED TO THE OPEN SPACE LAND USE UNDER THE REQUIREMENTS OF SECTION 125-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS, ONLY 07.5% OF THE AREA OF LOT 1 SHALL BE EVALUATED AS OPEN SPACE LAND USE IN COMPUTING THE MINIMUM AREA AS REQUIRED BY SECTION 125-A-8.

**GREENBELT OPEN SPACE LAND USE AREAS**

Lot 2 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

8. HEIGHT LIMITATIONS - Section 125-C-3-d (3)  
**OPEN SPACE LAND USE AREAS**  
No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 125-C-3-d (3)  
**OPEN SPACE LAND USE AREAS**  
No parking requirements are imposed upon any of the land within this Amended Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefor may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

10. SETBACK PROVISIONS - Section 125-C-3-d (3)  
**GENERALLY:**  
(a) Setbacks shall conform to the requirements of Section 6 above.  
(b) No other setback restrictions are imposed upon land within this Amended Final Development Plan Phase.

TABULATION OF LAND USE

Land Use	Acres
Open Space Credited	45.771 Ac
Non-Credited	6.529 Ac
<b>TOTAL</b>	<b>52.300</b>

NOTE: THIS PLAN AMENDS CRITERION 7, ADJUSTS THE AREA OF CREDITED AND NON-CREDITED OPEN SPACE, AND ADJUSTS THE PERCENTAGE OF CREDITED OPEN SPACE

THIS AMENDED PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 45-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 3054, FOLIO A1569 RECORDED OCTOBER 2, 1996

VILLAGE OF WILDE LAKE  
MIDDLE - SR HIGH SCHOOL SITE  
SECTION II AREA I  
PETITIONER

THE BOARD OF EDUCATION  
HOWARD COUNTY, MD.  
10910 ROUTE 108  
ELLCOTT CITY, MD 21043

RECORDED - PLAT NO. 110319  
ON 11/14/03  
LAND RECORDS OF HOWARD COUNTY, MD.

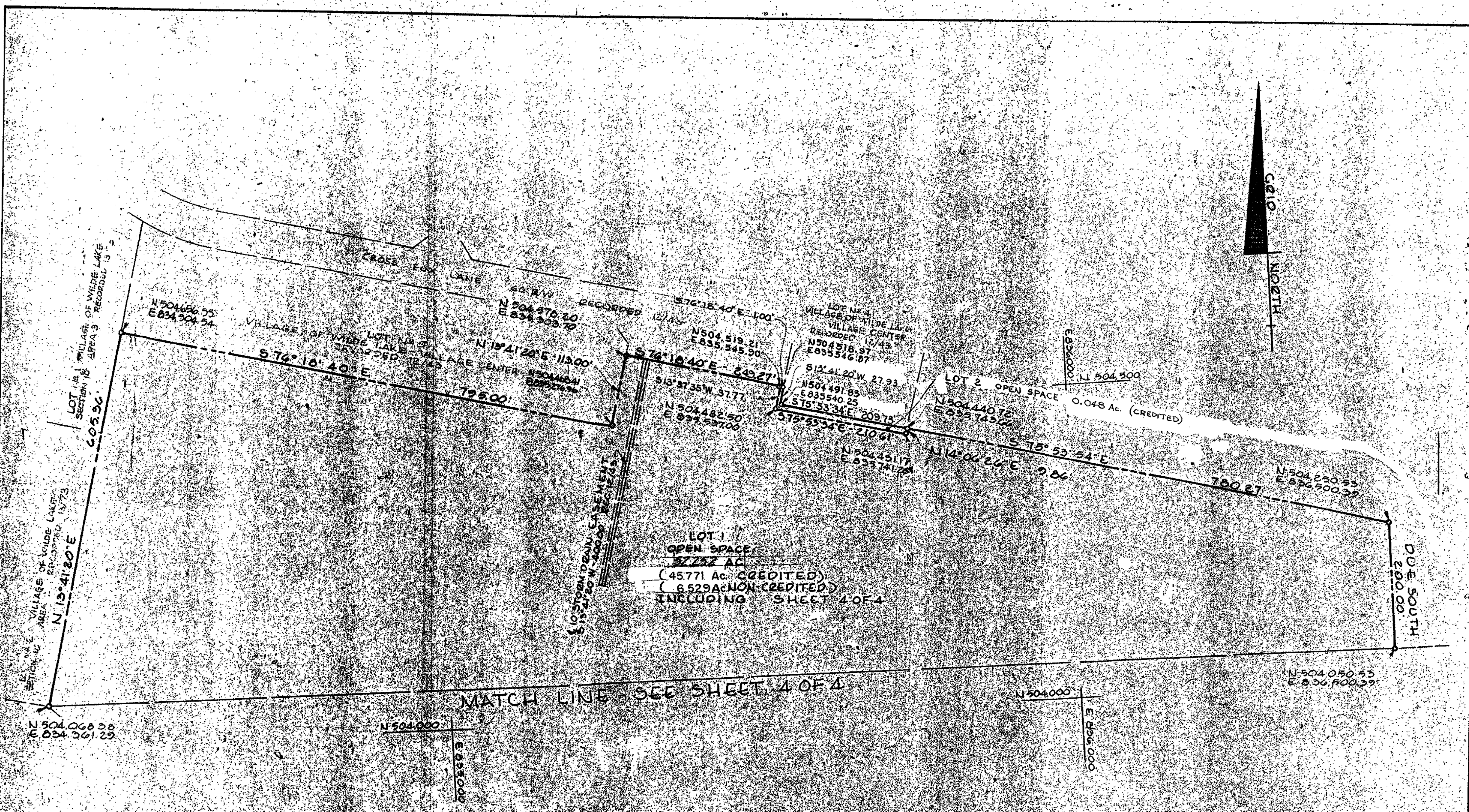
**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-II  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

JULY 23, 2003

SHEET 2 OF 4





VILLAGE OF WILDE LAKE  
MIDDLE - SR. HIGH SCHOOL SITE  
SECTION II AREA I

PETITIONER  
THE BOARD OF EDUCATION  
HOWARD COUNTY, MD.  
10910 ROUTE 108  
ELLCOTT CITY, MD 21043

RECORDED PLAT NO. 16320  
DATE 11/14/03  
OFFICE OF THE  
LAND RECORDS OF HOWARD COUNTY, MD

THIS AMENDED PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 45-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN PLAT BOOK 3054, FOLIO A1570. RECORDED OCTOBER 2, 1996.

# COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE A-II  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE 1"=100' / JULY 23, 2003  
SHEET 3 OF 4



N 504,068.38  
E 834,361.29

N 504,050.53  
E 836,500.39

MATCH LINE - SEE SHEET 3 OF 4

80'  
DUE EAST

N 504,000  
E 835,000

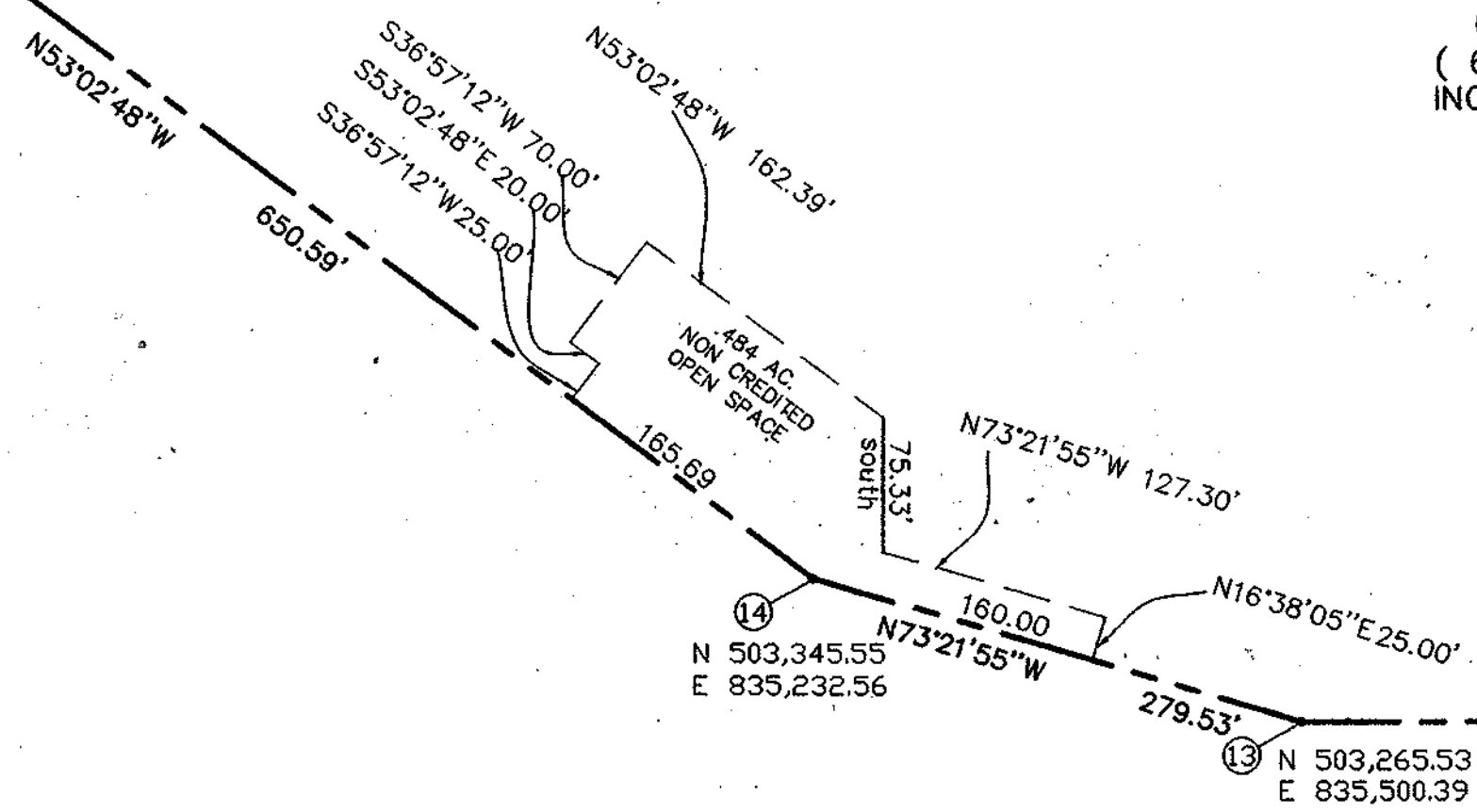
N 504,000  
E 836,000

LOT 1  
OPEN SPACE  
52.252 AC.  
( 45.771 CREDITED )  
( 6.529 NON-CREDITED )  
INCLUDING SHEET 3 OF 4

N 503,736.66  
E 834,712.66

N 503,500  
E 836,000

NORTH  
GRID



VILLAGE OF WILDE LAKE  
MIDDLE - SR. HIGH SCHOOL SITE  
SECTION II - AREA I  
PETITIONER

THE BOARD OF EDUCATION  
HOWARD COUNTY, MD.  
10910 ROUTE 108  
ELLICOTT CITY, MD 21043

RECORDED - PLAT NO. 10321  
ON 11/14/03 AMONG  
LAND RECORDS OF HOWARD COUNTY

# COLUMBIA

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 45A1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 3054 FOLIO A1671 RECORDED OCTOBER 2, 1996

AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY - FIVE - A - II  
5 TH ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE 1" = 100' JULY 23, 2003 SHEET 4 OF 4